

**Camelot Acres Residents Association**  
**2021 Financial Statement & Estimated 2022 Cash Activity**

**2021 Financial Statement**

**1. Operating Account Activity and Balance**

	<u>Actual</u>	<u>Budgeted</u>	<u>Variance</u> <i>Better (worse)</i>
<b>Income (Cash In)</b>			
Membership Dues	\$ 24,000	\$ 24,000	\$ -
<b>Expenses (Cash Out)</b>			
Beach Improvements	\$ -	\$ -	\$ -
EverSource NH (Beach Lights)	\$ 641	\$ 700	\$ 59
Beach Maintenance	\$ 3,725	\$ 17,000	\$ 13,275
Social Committee	\$ 1,147	\$ 1,250	\$ 103
Best Septic	\$ 1,820	\$ 2,630	\$ 810
Postage / Supplies	\$ 375	\$ 50	\$ (325)
Donations	\$ 600	\$ 700	\$ 100
Website/Bank Charges/Tax Filings	\$ 244	\$ 950	\$ 706
Insurance Policy	\$ 3,995	\$ 3,850	\$ (145)
Total Cash Out	\$ 12,547	\$ 27,130	\$ 14,583
<b>Net Cash Flow</b>	<u>\$ 11,453</u>		
<b>Beginning Balance 1/1</b>	<u>\$ 31,782</u>		
<b>Net Cash Flow</b>	<u>\$ 11,453</u>		
<b>Ending Balance - 12/31</b>	<u>\$ 43,235</u>		

**2. Assessment and Amenities Account Activity and Balance (Docks/Moorings, PWCs, Small Boats and Lockers)**

	<u>Actual 2021</u>				
	<u>Docks/ Moorings</u>	<u>PWCs</u>	<u>Small Boats</u>	<u>Lockers</u>	<u>Beach Assessments</u>
<b>Beginning Balance 1/1</b>	\$ 7,461	\$ 672	\$ (1,413)	\$ 8,326	\$ 4,447
<b>Income (Cash In)</b>	\$ 10,700	\$ 350	\$ 2,930	\$ 1,003	\$ 1
<b>Expenses (Cash Out)</b>	\$ 9,856	\$ -	\$ 362	\$ -	\$ -
<b>Net Cash Flow</b>	\$ 844	\$ 350	\$ 2,568	\$ 1,003	\$ 1
<b>Ending Balance 12/31</b>	<u>\$ 8,305</u>	<u>\$ 1,022</u>	<u>\$ 1,155</u>	<u>\$ 9,329</u>	<u>\$ 4,448</u>

**3. Total Cash Position**

	<u>Operating Fund</u>	<u>Amenities</u>	<u>Beach Assess</u>	<u>Combined</u>
<b>Ending Balance - 12/31</b>	\$ 43,235	\$ 19,811	4,448	\$ 67,494
<b>Beginning Balance - 1/1</b>	\$ 31,782	\$ 15,046	4,447	\$ 51,275
<b>Net Change</b>	\$ 11,453	\$ 4,766	\$ 1	\$ 16,219

**Estimated 2022 Cash Activity**

Membership Dues:	97 X \$250.00	24,250
<b>Total Estimated Cash In</b>		<b>\$ 24,250</b>
<b>Estimated Cash Out 2022</b>		
Beach Improvements		0
EverSource NH (beach lights)		700
Beach Maintenance Labor & Materials		18,000
Social Activity Committee		1,500
Best Septic (Port a John)		2,630
Postage/Meeting/Supplies		450
Donations		750
Website/Bank charges		650
Insurance Policy		4,000
<b>Total Estimated Cash Out</b>		<b>\$ 28,680</b>
<b>Summary 2022</b>		
Total Cash in Operating Account at 12/31/21		\$ 43,235
Estimated Cash In 2022		\$ 24,250
Estimated Cash Out 2022		\$ (28,680)
<b>Estimated Cash Balance 12/31/2022</b>		<b>\$ 38,805</b>

Camelot Acres Residents Association

2021 Financial Statement and Estimated 2022 Cash Flow

Dear CARA Neighbors,

The 2021 Financial Statement to the left provides detailed actual expenses vs budget for the operating account as well as information for various amenities and beach assessments. All accounts had a positive cash flow which positions us well for continued improvements and activities in 2022. Planned improvements for 2022 includes beach road maintenance as well as anticipated tree work.

As previously communicated, 2022 dues remains at \$250 per property. The expense budget above is built to account for inflationary increases, an increase in beach maintenance and continued social activities.

I am happy to answer questions and can be reached at treasurer@camelotacres.org.

Regards,

Sue Tenney  
 CARA Treasurer